

for lease

# SIERRA CROSSROADS



11121-11285 SIERRA AVENUE | FONTANA, CA | 92337

EXCLUSIVE BROKER





# ±122,639 SF SHOPPING CENTER

## PROPERTY HIGHLIGHTS

- Sierra Crossroads boasts the presence of a prominent Stater Bros. Grocery Store as its anchor, drawing significant foot traffic and ensuring a thriving atmosphere for shoppers and visitors.
- Positioned near the 10 freeway and Sierra Avenue, Sierra Crossroads enjoys an exceptionally convenient location. This prime spot benefits both the local community and neighboring areas, making it a go-to destination for various needs.

## TRAFFIC COUNTS

- Sierra Avenue: 19,396 ADT
- Underwood Drive: 8,072 ADT

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2025)	8,489	98,152	300,311
AHH Income	\$134,709	\$106,744	\$104,640
Daytime Pop.	2,005	24,161	81,110

## TENANTS



# AVAILABILITIES

SUITE	TENANT	SQ. FT.	SUITE	TENANT	SQ. FT.	SUITE	TENANT	SQ. FT.
11117	Kiddie Academy	10,010	11201-1E	Subway	1,065	11251-2G	Red Persimmon Nails	1,632
11121	Walgreens	14,820	11201-1F	Dentist	2,768	11251-2H	Champion Tae Kwon Do	1,483
11159	Bank of America	5,600	11205	Wells Fargo Bank	5,000	11255-1C	Starbucks	1,604
11175-E1	Little Ceasar's	1,267	11225	Stater Bros.	44,156	11255-2C	Lupita's Jewelry	1,194
11175-E2	The Alley	1,280	11251-2A	Spiffy Cleaners	1,500	11275-3A	Judy's Donuts	1,215
11175-E3	Baskin Robbins	1,150	11251-2B	Juice It Up!	947	11275-3B	Panda Bowl	2,385
11175-E4	Excellence Barber	740	11251-2C	El Chilitos Mexican Food	1,502	11275-3D	Thai T	2,374
11175-E5	Waba Grill	1,482	11251-2D	Great Clips	1,266	11275-3E	EM Extra Mile	4,475
11201-1A	Leo's Country Kitchen	1,988	11251-2E	The UPS Store	1,245	11285	Jack in the Box	4,980
11201-1C	Edible Arrangements	1,392	11251-2F	Tobacco Leaf	1,080	Pad 1	Quick Quack Car Wash	
<b>11201-1D</b>	<b>AVAILABLE</b>	<b>1,038</b>						



Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

# AERIAL



# GALLERY

---



# DEMOGRAPHICS

1 Mile

3 Mile

## Demographic and Income Profile

**11121 Sierra Ave, Fontana, California, 92337 3**

11121 Sierra Ave, Fontana, California, 92337

Ring: 1 mile radius

Latitude: 34.05160, Longitude: -117.43468



Summary	Census 2010	Census 2020	2025	2030
Population	9,282	8,807	8,489	8,321
Households	2,174	2,116	2,098	2,094
Families	1,945	-	1,841	1,835
Average Household Size	4.26	4.14	4.03	3.96
Owner Occupied Housing Units	1,835	-	1,766	1,775
Renter Occupied Housing Units	339	-	332	320
Median Age	30.1	-	35.3	36.9
<b>Trends: 2024-2029 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>	
Population	-0.40%	0.07%	0.30%	
Households	-0.04%	0.33%	0.49%	
Families	-0.07%	0.32%	0.44%	
Owner HHs	0.10%	0.49%	0.66%	
Median Household Income	2.04%	2.33%	2.57%	
<b>Households by Income</b>		<b>2025</b>	<b>2030</b>	
	Number	Percent	Number	Percent
<\$15,000	37	1.8%	34	1.6%
\$15,000 - \$24,999	46	2.2%	33	1.6%
\$25,000 - \$34,999	60	2.9%	47	2.2%
\$35,000 - \$49,999	110	5.2%	90	4.3%
\$50,000 - \$74,999	311	14.8%	258	12.3%
\$75,000 - \$99,999	210	10.0%	184	8.8%
\$100,000 - \$149,999	612	29.2%	584	27.9%
\$150,000 - \$199,999	313	14.9%	349	16.7%
\$200,000+	399	19.0%	515	24.6%
Median Household Income		\$119,976		\$132,707
Average Household Income		\$134,709		\$148,191
Per Capita Income		\$33,588		\$37,611
<b>Population by Age</b>		<b>Census 2010</b>	<b>2025</b>	<b>2030</b>
	Number	Percent	Number	Percent
0 - 4	747	8.0%	411	4.8%
5 - 9	817	8.8%	442	5.2%
10 - 14	856	9.2%	530	6.2%
15 - 19	898	9.7%	602	7.1%
20 - 24	697	7.5%	685	8.1%
25 - 34	1,302	14.0%	1,546	18.2%
35 - 44	1,442	15.5%	1,033	12.2%
45 - 54	1,281	13.8%	1,139	13.4%
55 - 64	702	7.6%	1,130	13.3%
65 - 74	333	3.6%	627	7.4%
75 - 84	161	1.7%	258	3.0%
85+	45	0.5%	86	1.0%

## Demographic and Income Profile

**11121 Sierra Ave, Fontana, California, 92337 3**

11121 Sierra Ave, Fontana, California, 92337

Ring: 3 mile radius

Latitude: 34.05160, Longitude: -117.43468



Summary	Census 2010	Census 2020	2025	2030
Population	97,635	99,823	98,152	97,603
Households	23,207	24,881	25,416	25,714
Families	19,939	-	21,457	21,689
Average Household Size	4.19	3.99	3.84	3.78
Owner Occupied Housing Units	15,301	-	16,245	16,695
Renter Occupied Housing Units	7,905	-	9,171	9,019
Median Age	28.0	-	33.3	34.9
<b>Trends: 2024-2029 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>	
Population	-0.11%	0.07%	0.30%	
Households	0.23%	0.49%	0.49%	
Families	0.22%	0.32%	0.44%	
Owner HHs	0.55%	0.49%	0.66%	
Median Household Income	2.14%	2.33%	2.57%	
<b>Households by Income</b>		<b>2025</b>	<b>2030</b>	
	Number	Percent	Number	Percent
<\$15,000	1,368	5.4%	1,237	4.8%
\$15,000 - \$24,999	1,106	4.4%	884	3.4%
\$25,000 - \$34,999	1,417	5.6%	1,170	4.6%
\$35,000 - \$49,999	2,163	8.5%	1,885	7.3%
\$50,000 - \$74,999	3,868	15.2%	3,491	13.6%
\$75,000 - \$99,999	4,502	17.7%	4,398	17.1%
\$100,000 - \$149,999	5,504	21.7%	5,786	22.5%
\$150,000 - \$199,999	3,176	12.5%	3,776	14.7%
\$200,000+	2,312	9.1%	3,086	12.0%
Median Household Income		\$88,553		\$98,425
Average Household Income		\$106,774		\$117,352
Per Capita Income		\$27,618		\$30,875
<b>Population by Age</b>		<b>Census 2010</b>	<b>2025</b>	<b>2030</b>
	Number	Percent	Number	Percent
0 - 4	8,553	8.8%	6,111	6.2%
5 - 9	8,746	9.0%	6,302	6.4%
10 - 14	9,213	9.4%	6,923	7.1%
15 - 19	9,868	10.1%	7,859	8.0%
20 - 24	8,227	8.4%	7,752	7.9%
25 - 34	13,687	14.0%	16,863	17.2%
35 - 44	13,871	14.2%	12,810	13.1%
45 - 54	12,077	12.4%	11,721	11.9%
55 - 64	7,189	7.4%	10,916	11.1%
65 - 74	3,577	3.7%	7,045	7.2%
75 - 84	2,030	2.1%	2,992	3.0%
85+	597	0.6%	857	0.9%

© 2025 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.

© 2025 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.

# DEMOGRAPHICS (cont.)

5 Mile

## Demographic and Income Profile

**11121 Sierra Ave, Fontana, California, 92337 3**

11121 Sierra Ave, Fontana, California, 92337

Ring: 5 mile radius

Latitude: 34.05160, Longitude: -117.43468



Summary	Census 2010	Census 2020	2025	2030		
Population	295,206	303,027	300,311	302,908		
Households	72,749	78,428	80,574	82,653		
Families	60,976	-	65,986	67,605		
Average Household Size	4.04	3.84	3.71	3.65		
Owner Occupied Housing Units	44,904	-	48,912	50,687		
Renter Occupied Housing Units	27,845	-	31,662	31,966		
Median Age	28.0	-	33.5	35.1		
Trends: 2024-2029 Annual Rate	Area	State	National			
Population	0.17%	0.07%	0.30%			
Households	0.51%	0.33%	0.49%			
Families	0.49%	0.32%	0.44%			
Owner HHS	0.72%	0.49%	0.66%			
Median Household Income	2.17%	2.33%	2.57%			
Households by Income	2025		2030			
	Number	Percent	Number	Percent		
<\$15,000	4,741	5.9%	4,298	5.2%		
\$15,000 - \$24,999	4,189	5.2%	3,440	4.2%		
\$25,000 - \$34,999	4,876	6.1%	4,132	5.0%		
\$35,000 - \$49,999	7,274	9.0%	6,596	8.0%		
\$50,000 - \$74,999	12,296	15.3%	11,274	13.6%		
\$75,000 - \$99,999	13,621	16.9%	13,524	16.4%		
\$100,000 - \$149,999	16,701	20.7%	18,019	21.8%		
\$150,000 - \$199,999	9,358	11.6%	11,198	13.5%		
\$200,000+	7,518	9.3%	10,170	12.3%		
Median Household Income	\$85,734		\$95,427			
Average Household Income	\$104,640		\$115,377			
Per Capita Income	\$28,100		\$31,505			
Population by Age	Census 2010		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	26,006	8.8%	19,101	6.4%	19,105	6.3%
5 - 9	26,164	8.9%	19,682	6.6%	18,810	6.2%
10 - 14	27,636	9.4%	21,073	7.0%	19,587	6.5%
15 - 19	29,507	10.0%	23,762	7.9%	20,401	6.7%
20 - 24	25,005	8.5%	23,143	7.7%	22,664	7.5%
25 - 34	41,977	14.2%	50,966	17.0%	50,223	16.6%
35 - 44	40,646	13.8%	39,670	13.2%	44,406	14.7%
45 - 54	36,336	12.3%	35,041	11.7%	34,821	11.5%
55 - 64	22,896	7.8%	32,655	10.9%	31,709	10.5%
65 - 74	11,241	3.8%	22,809	7.6%	25,342	8.4%
75 - 84	5,947	2.0%	9,758	3.2%	12,568	4.1%
85+	1,846	0.6%	2,652	0.9%	3,272	1.1%

© 2025 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.



# SIERRA CROSSROADS

11121-11285 SIERRA AVENUE | FONTANA, CA | 92337

**CHAD IAFRATE**

+1 760 431 4234

chad.iafrate@cushwake.com

LIC #01329943

**PHIL LYONS**

+1 760 431 4210

phil.lyons@cushwake.com

LIC #01093731

**NASH JOHNSON**

+1 760 431 3831

nash.johnson@cushwake.com

LIC #02188083



12830 El Camino Real, Suite 100  
San Diego, CA 92130  
cushmanwakefield.com

©2023 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.